

CITY OF ALGONA

APPLICATION FOR Preliminary Binding Site Plan

200 Washington Boulevard
Algona, WA 98001
(253) 833.2897



Application #		Date Received	
Amount Paid		Received By	
Receipt #		Date Complete	

PROPERTY OWNER INFORMATION

Legal Owner's Name					
Owner's Address					
City		State		Zip	
Phone #		Email			
I certify under the penalty of the laws of the State of Washington that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Algona, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property.					
Printed Name of Property Owner(s)					
Signature of Property Owner(s)					

APPLICANT INFORMATION (If different from property owner)

Applicant's Name					
Applicant's Address					
City		State		Zip	
Phone #		Email			
Applicant's Signature					

PRIMARY CONTACT INFORMATION (If different from property owner)

Contact's Name					
Contact's Address					
City		State		Zip	
Phone #		Email			

PROPERTY INFORMATION

Address			
Parcel Number(s)/			
Acreage/Square Feet		Current Zoning	
Current Use			
Proposed Use			
Outstanding Permit(s) Numbers			

PROPOSAL INFORMATION

<p><u>Use</u> Please provide a thorough description of your proposed project. Please include square footage of uses, ground coverage, parking, number of residential units, office/retail units, etc. (attached additional sheets if necessary)</p>	
<p><u>Sensitive Areas</u> Are there any wetlands, steep slopes, or other sensitive areas onsite? If so, please list any related critical area studies that have been completed for the subject property and include a copy of each with this application.</p>	



CITY OF ALGONA

SUBMITTAL REQUIREMENTS AND REVIEW PROCESS FOR Preliminary Binding Site Plan

A. APPLICABILITY

Preliminary Binding Site Plan:

Binding Site Plans are an alternative way of dividing land and apply to:

1. Any division of land for the purpose of lease when no residential structures other than manufactured homes or travel trailers are permitted to be placed upon the land.
2. A division of land occurring in the commercial, including the mixed-use commercial zoning district, or industrial zoning districts.
3. A division made pursuant to Chapter 64.32 RCW (Horizontal Regimes Act) or Chapter 64.34 RCW (Condominium Act).

The requirements and procedures for all Binding Site Plans proposed with a development project is governed by Chapter 19.22 AMC.

B. MINIMUM SUBMITTAL REQUIREMENTS

The following items are the minimum initial submittal requirements for processing Binding Site Plans:

- Completed and signed application form and associated fee
- A copy of a Project Description and Land Use Narrative
- A title report dated within 30 days of submittal date.
- A public notification package including:
 - A set of self-addressed & stamped envelopes (self-sticking envelopes only) to be provided by the applicant (it is recommended that "Forever" stamps be used in case of future USPS increases). There shall be an envelope addressed to each property owner within 300 feet of the boundary of the subject property. Each envelope shall also include (in the upper left corner) the City of Algona (200 Washington Boulevard, Algona, WA 98001) as the return address.
 - A separate list of all addresses within 300 feet of the boundary of the subject property and their parcel numbers
 - A copy of the King County Assessor's map identifying the properties within the 300-foot radius of the subject property
- A copy of the survey
- A copy of the preliminary plans, including:
 1. Stamp and signature of a Washington State-licensed surveyor;
 2. North arrow, scale and date;
 3. Name and address of the owner(s) of the property;
 4. Parcel numbers for all affected parcels;
 5. An original legal description of all existing parcels contained in the binding site plan;

6. Proposed new legal descriptions for the modified lots/parcels;
7. All dimensions and bearings of the exterior boundaries of the binding site plan and proposed lots with ties to at least two known monuments. If necessary, an alternate system may be used with prior approval of the city of Algona Engineering Department;
8. Names of adjacent subdivisions adjoining property owners;
9. All section lines within and adjacent to the binding site plan;
10. The existing and, if applicable, proposed future method of sewage disposal for each affected lot. Where any lot affected by a proposed binding site plan is served or is likely to be served in the future by an on-site sewage disposal system, a percolation test for each such lot may be required by the city engineer when the city engineer finds that the proposed binding site plan could adversely affect the ability of such lot to be adequately served by such on-site system;
11. Declaration blocks shall be provided for the lot owner(s), surveyor, approving governmental agencies and recording certification in a manner as prescribed by the city planner;
12. Existing lots, including their layout, exterior dimensions, size and lot numbers. The line(s) to be adjusted should be dashed and marked as such ("existing line");
13. Revised lots, including their layout, exterior dimensions, size, and lot numbers. The adjusted line(s) should be solid and noted as such ("revised line");
14. The total area of the binding site plan and rebar and caps set at new lot/boundary corners;
15. Location of all existing structures and their distances to the adjusted line(s). If these structures are to be removed or moved, please note them as such;
16. Main building setbacks required on each revised lot;
17. Location of all existing fences, walls and other improvements in close proximity to the adjusted line(s), including encroachments, and their distances from the adjusted line(s);
18. All existing and proposed easements within and adjacent to the binding site plan. Easements should be labeled (i.e., "Proposed private access and public utility easement to benefit Lot 1") and existing easements should also include their recording numbers;
19. Location of private utility lines (sewer, water, power, gas, etc.) serving existing structures on the property if those existing structures are to remain;
20. Existing contour lines of the site, as well as proposed new contours, if the proposal involved re-grading, are required. Contours shall be at a minimum of five-foot intervals;
21. Location of any wetland or surface water body (stream, pond, lake) on or within three hundred feet of property;
22. Location of any other critical area(s) on the site (geologically hazardous areas, fish and/or wildlife habitat, flood zones or aquifer recharge areas);
23. The location and dimensions of any existing roads, drain fields, easements, or rights-of-way existing within any affected lot and other important features adjacent to the proposed binding site plan;
24. The area and dimensions of each lot following the proposed binding site plan. The square footage computation of each proposed lot or parcel shall be sufficiently accurate to show that each such lot or parcel contains at least sufficient footage to meet minimum zoning requirements;
25. When a binding site plan is designed with lot sizes large enough to be capable of further subdivision, the applicant will be required to submit a future development plan depicting that adequate provisions have been made in the

- proposed binding site plan for the future needs for access, utilities, drainage, sewerage, transportation, and compliance with environmental regulations, the comprehensive plan of the city and other criteria as set forth in other ordinances of the city
26. Roads not dedicated to the public must be clearly marked as such on the face of the plat. Any dedication, donation or grant, as shown on the face of the plat, shall be considered to all intents and purposes as a quit claim deed to the grantee or grantees for his, her or their use for the purpose intended by the donors or grantors as aforesaid; and
 27. A space for approval by the administrator.

C. PRELIMINARY BINDING SITE PLAN SUBMITTAL INSTRUCTIONS AND REVIEW PROCESS

1. A preliminary binding site plan application is submitted by hand, mail, or email to City Hall. Email submittals are accepted at juliek@algonawa.gov. The public notification package must still be delivered to the City Hall even if the rest of the application is emailed.
2. City staff administratively review the application, and includes review from Algona Public Works Department, Algona Planning, Seattle-King County Health Department, and Valley Regional Fire Authority.
3. Upon approval, the City will issue a staff decision on the application and the preliminary approval is valid for 1-year from the date of formal notification to the applicant.
4. The applicant must submit a final binding site plan on forms provided by the City for review after all improvements specified as part of the preliminary approval have been satisfactorily completed, unless the applicant has filed a performance bond or other suitable surety in an amount equal to one hundred fifty percent of the estimated cost of the improvements as determined by the Public Works Director.
5. The City will administratively review the application against the preliminary binding site plan and will issue a final approval of the binding site plan.
6. Once the final approval is issued, the applicant must record the final binding site plan with the King County Auditor's Office.